| 143.0 | 0005 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 917,500 / 917,500 |
| | | | | | USE VALUE: | 917,500 / 917,500 |
| | | | | | ASSESSED: | 917,500 / 917,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 33 | | PINE RIDGE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEVA JOSEPH L--ETAL |
| Owner 2: | LEVA DEVORAH SMITH |
| Owner 3: | |
| Street 1: | 10 COURT ST UNIT 418 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 5,775 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2479 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5775.000 | 441,400 | 1,500 | 474,600 | 917,500 |
| Total Card | 0.133 | 441,400 | 1,500 | 474,600 | 917,500 |
| Total Parcel | 0.133 | 441,400 | 1,500 | 474,600 | 917,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.11 | /Parcel: 370.1

## Legal Description

## User Acct

92795

## GIS Ref

## GIS Ref

## Insp Date

06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 143.0-0005-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 441,400 | 1500 | 5,775. | 474,600 | 917,500 | 917,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 329,100 | 1500 | 5,775. | 444,900 | 775,500 | 775,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 407,700 | 1500 | 5,775. | 367,800 | 777,000 | 777,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 407,700 | 1500 | 5,775. | 338,200 | 747,400 | 747,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 407,700 | 1500 | 5,775. | 308,500 | 717,700 | 717,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 385,400 | 1600 | 5,775. | 302,600 | 689,600 | 689,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 385,400 | 1600 | 5,775. | 281,200 | 668,200 | 668,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 385,400 | 1600 | 5,775. | 267,600 | 654,600 | 654,600 | | 12/13/2012 |

!11109!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:18:55 |

## LAST REV

| Date | Time |
|---|---|
| 11/12/20 | 11:00:16 |
| danam | |
| 11109 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92795 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 17825-62 | | 1/1/1987 | | 219,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/29/2020 | 1179 | Heat App | 3,666 | C | | | | |
| 5/27/2016 | 684 | Porch | 14,200 | | | | | rebuild 3 seas por |
| 8/2/1999 | 496 | Addition | 35,000 | | | | | 2 ST ADDITION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/9/2018 | TTL REFUSAL | HS | Hanne S |
| 12/12/2008 | Meas/Inspect | 189 | PATRIOT |
| 3/27/2000 | Inspected | 276 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 270 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5775 | | Sq. Ft. | Site | | 0 | 80. | 1.03 | 9 | | | | | | | | | 474,599 | | | | | | 474,600 | |

Total AC/HA: 0.13258 | Total SF/SM: 5775 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,599 | Spl Credit | Total: 474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1932 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.10572910 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 138.202 |
| Other Features: | 108670 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 542300 |
| Depreciation: | 100868 |
| Depreciated Total: | 441432 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 9 | | | BRs: 4 | | | | Baths: 2 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 1999 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

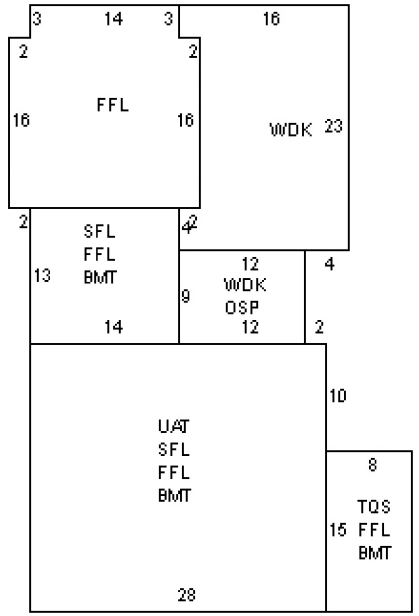
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 152.02 |
| Special Features: | 0 | Val/Su Net: | 109.45 |
| Final Total: | 441400 | Val/Su SzAd | 191.58 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,332 | 138.200 | 184,085 |
| BMT | Basement | 1,002 | 41.460 | 41,544 |
| SFL | Second Floor | 882 | 138.200 | 121,894 |
| WDK | Deck | 444 | 8.250 | 3,664 |
| UAT | Upper Attic | 175 | 96.740 | 16,930 |
| OSP | Screen Porch | 108 | 34.950 | 3,775 |
| TQS | 3/4 Story | 90 | 138.200 | 12,438 |
| | Net Sketched Area: | 4,033 | Total: | 384,330 |
| Size Ad | 2304 | Gross Are | 4588 | FinArea 2479 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 143.0-0005-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 14X10 | A | AV | 1995 | 13.14 | T | 19.2 | 101 | | | 1,500 | | | 1,500 |

| More: | N | Total Yard Items: | 1,500 | Total Special Featues: | | Total: | 1,500 |
|---|---|---|---|---|---|---|---|